



# Stonehill Way

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS





# Stonehill Way

Brixworth  
NN6 9LW

Guide Price  
£460,000

**A substantial five bedroom detached house with two en-suites, constructed in 1982 by Messrs Bryant Homes on a larger than average south facing plot, situated in a sought after cul-de-sac position, on the popular Froxhill development, within the thriving village of Brixworth.**

The property has uPVC double glazing, gas radiator heating and an electric roller garage door with remote control and EV charging point. The accommodation comprises extended entrance hall, cloakroom/WC, sitting room with walk-in bay window and feature fireplace, dining room with sliding doors to the rear garden, family/breakfast room semi open plan to the kitchen with vaulted ceiling and window and door to rear garden, kitchen area with vaulted ceiling, two skylight windows, integrated oven and hob and space for a slim-line dishwasher. There is a large utility/boot room with courtesy door to the garage. To the first floor is a master bedroom with dressing area including built-in wardrobes and en-suite, guest bedroom with built-in wardrobes and en-suite, three further bedrooms and a family bathroom. Outside to the front is a larger than average well tendered garden with ample off road parking giving access to a single garage with electric roller door and EV car charging point. There is gated side pedestrian access to the fully enclosed 40ft x 40ft established south facing garden which offers a high degree of shade if required due to the numerous maturing trees. (B/1633/M)

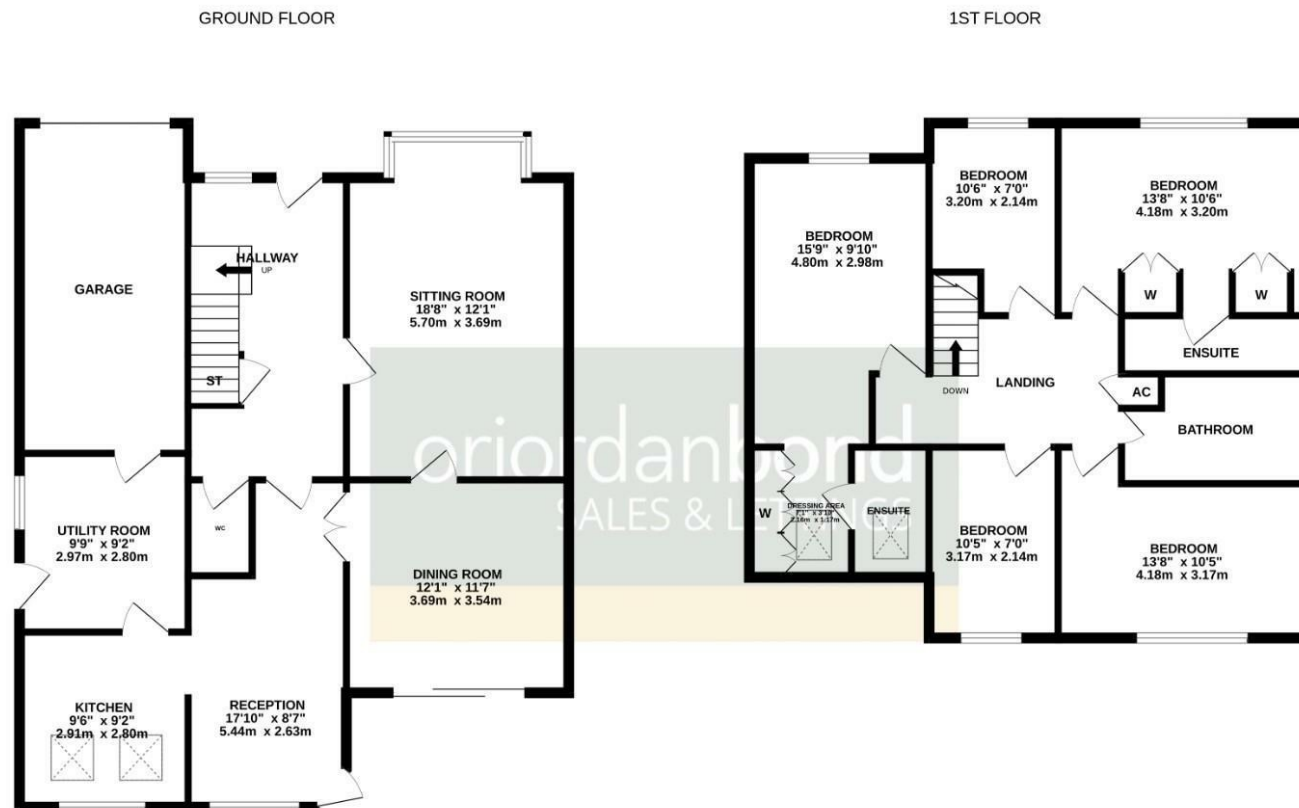
- Substantial five bedroom detached home
- Master and guest en-suite bedrooms
- Three reception rooms
- Private south facing rear garden
- Driveway, garage and EV charging point
- No onward chain











TOTAL FLOOR AREA : 1633sq.ft. (151.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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